

Delano Plan Advisory Committee

An architectural rendering of the proposed Wichita Ballpark and River Plaza. The image shows a large baseball stadium with a green field and seating areas. In the foreground, there is a large, paved plaza with a grid pattern of red and grey tiles. The plaza is surrounded by trees and benches. A tall, modern tower with a glass facade stands prominently on the right side of the plaza. The sky is blue with some clouds. The text "WICHITA BALLPARK" is visible on the stadium's facade, and "RIVER PLAZA" is visible on a wall in the background.

2/5/19 - Meeting 7
MAPD

WELCOME



Agenda

- Status Update
- Plan Updates / Prioritization
- Ballpark Village Master Plan
- Process Moving Forward
- Other Business
- Public Comment

Status Update



Plan Updates



Plan Updates – Reprioritization

What the current plan says

1. Design of Ballpark Village
 2. West Douglas Streetscape
 3. Neighborhood Markers
 4. Multi-Use Path
 5. Parking Strategy
 6. Future Land Use Strategy
 7. Handley Corridor
 8. Housing Conditions
 9. McLean Boulevard
 10. River Plaza
 11. Pedestrian Bridge
- Short Term-- --Mid-- Long

Recommended Change

1. Design of Ballpark Village
 2. McLean Boulevard
 3. River Plaza
 4. Pedestrian Bridge
 5. Multi-Use Path
 6. Parking Strategy
 7. Future Land Use Strategy
 8. West Douglas Streetscape
 9. Neighborhood Markers
 10. Housing Conditions
 11. Handley Corridor
- Short Term--- --Mid-- L

Plan Updates – Recommendation 1

What the current plan says

- “Design the ballpark village that will replace the Lawrence Dumont Stadium site. The village should include the multi-use sports complex, mixed-use commercial and residential buildings, and enough parking to support the new uses and the existing parking needs from Douglas Avenue. The village should take design cues from the neighborhood and build on the established character. The planning and design of the ballpark village should be completed in conjunction with the design for McLean Boulevard, the river plaza, and the pedestrian bridge.”

Recommended Change

- “Design the ballpark village to adhere to the Ballpark Village Master Plan.”

Plan Updates – Recommendation 7

What the current plan says

- “The Delano Neighborhood Design Guidelines should also be updated to implement sub-districts such as the Douglas Commercial Core sub-district, Multi-Use Stadium sub-district, and residential sub-districts with distinct design guidelines for each.”

Recommended Change

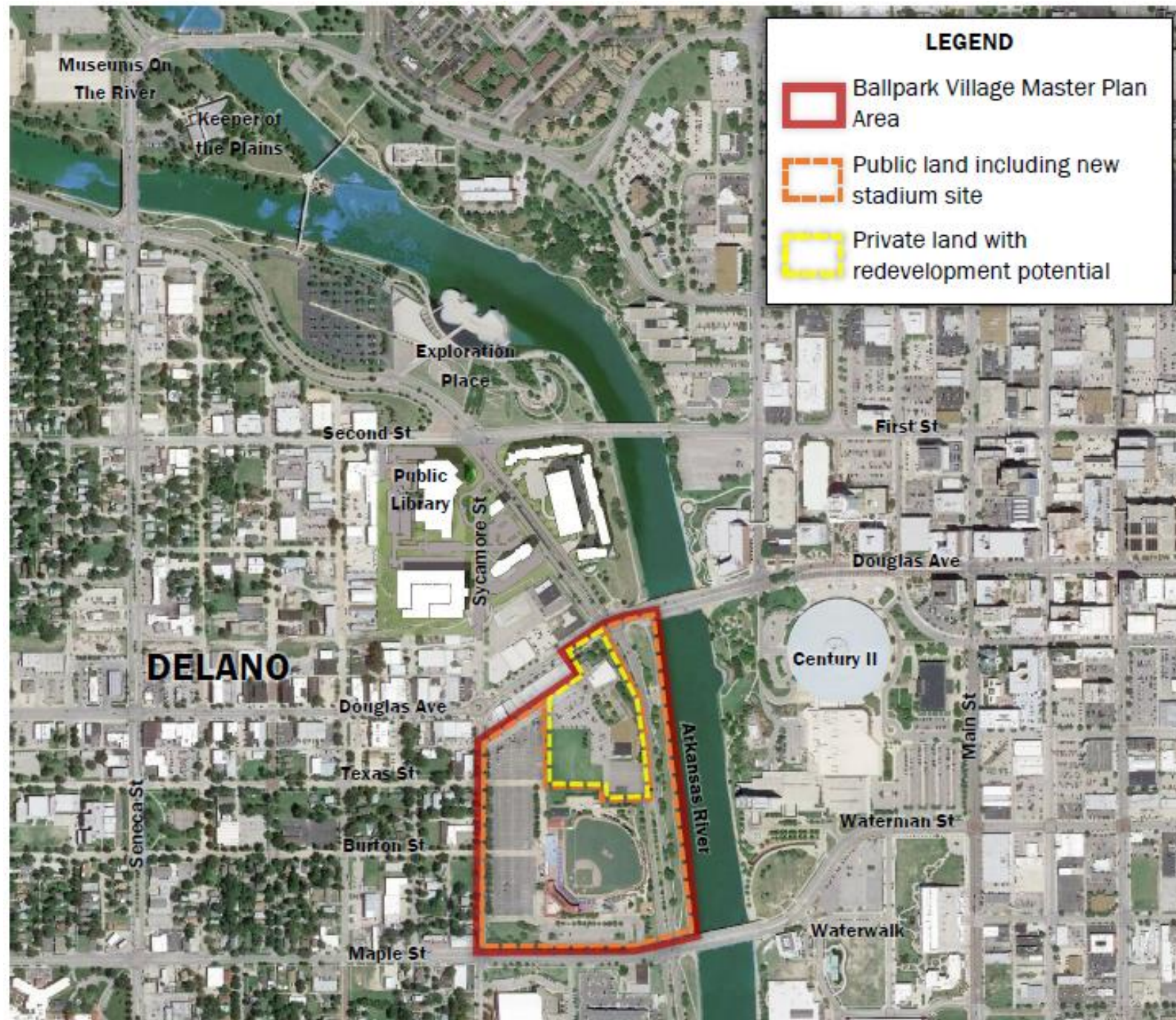
- “The Delano Neighborhood Design Guidelines should also be updated to implement sub-districts such as the Douglas Commercial Core sub-district, Seneca Commercial Core sub-district, and residential sub-districts with distinct design guidelines for each. **The area in Delano encompassing the Ballpark Village should be developed under Planned Unit Developments (PUD), removing the restrictions of the Delano Overlay while adhering to the following design guidelines:**
 - Development shall adhere to principals of walkability;
 - retain downtown views for the baseball stadium;
 - maintain zero-foot setback along Douglas;
 - take design cues from the neighborhood and build on the established character;
 - include facades with windows and articulation;
 - Limit off-street parking and service areas to the rear and sides of buildings.”

Ballpark Village Master Plan

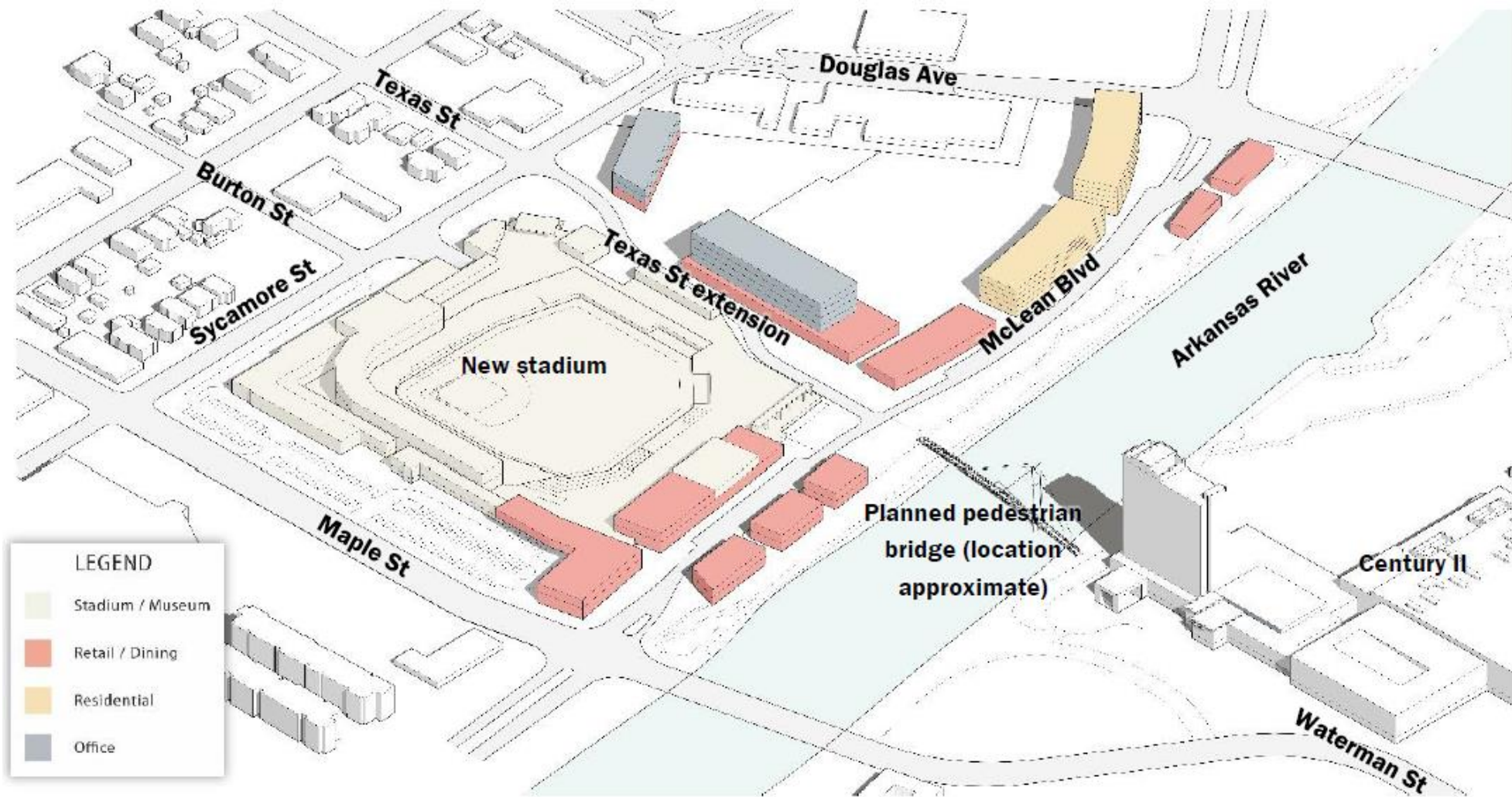


Early Draft

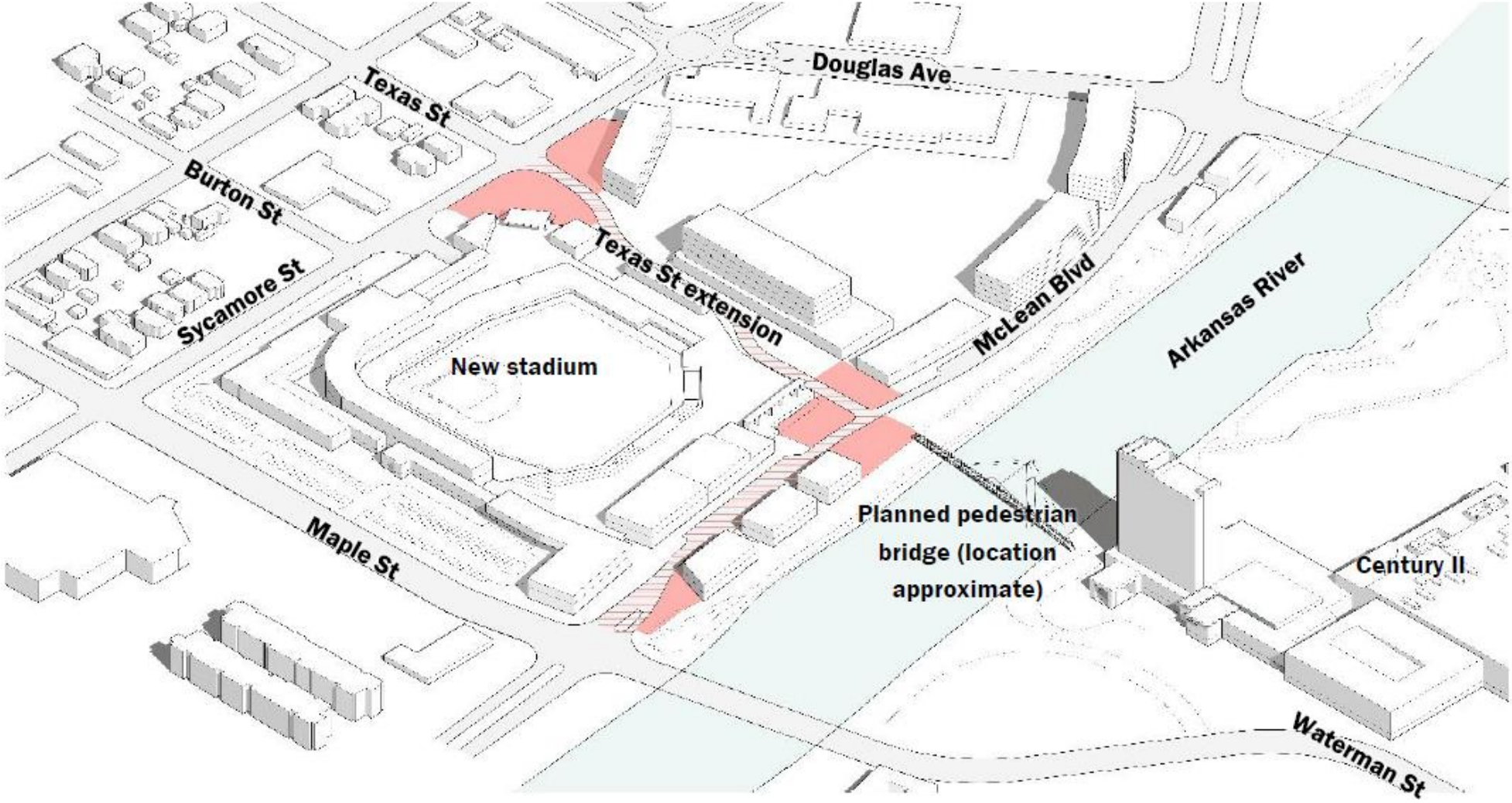
BVMP – Site



BVMP – Programming



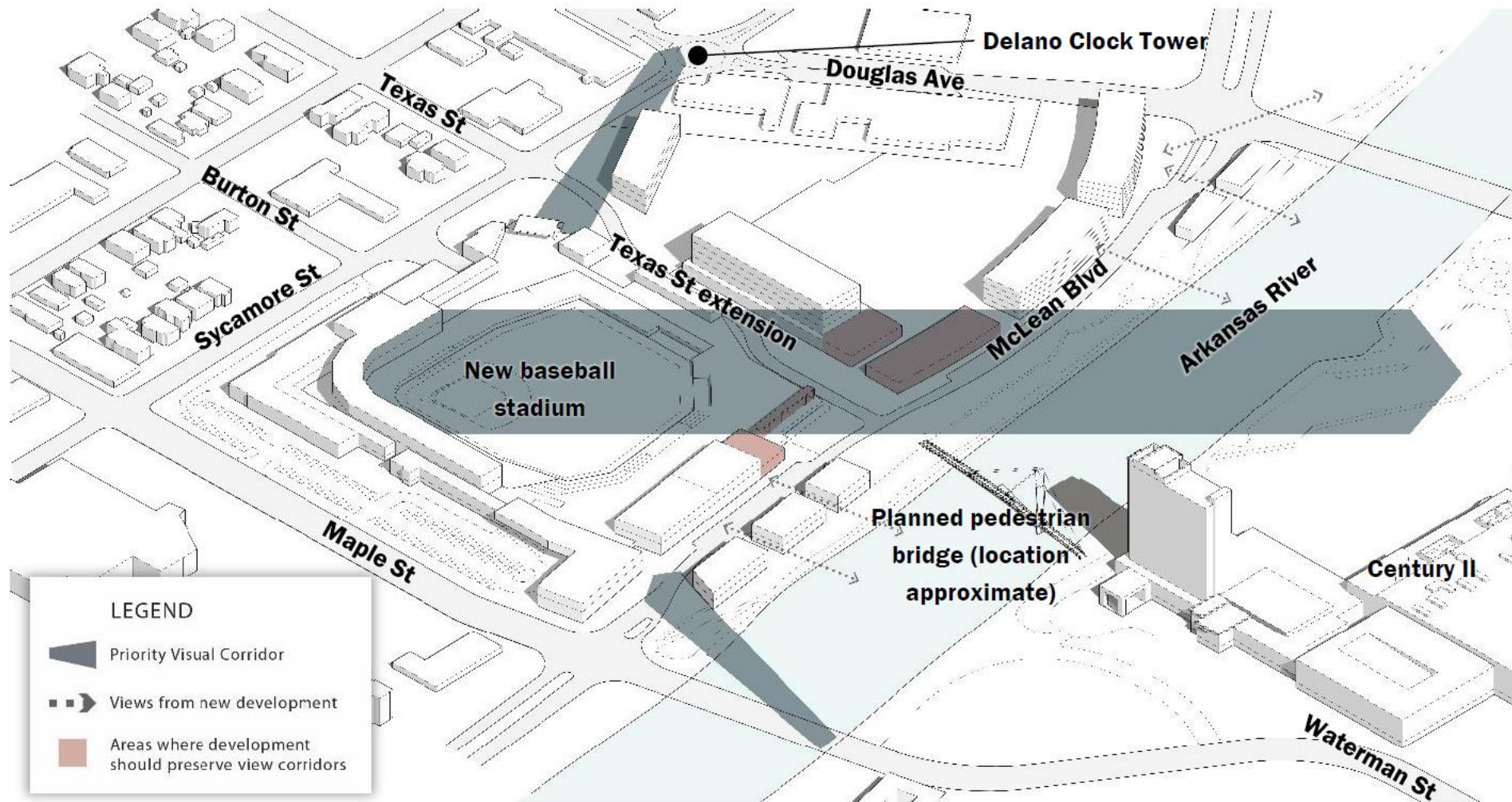
BVMP –
Gathering Space



BVMP – Parking



BVMP – Views



BVMP – Views



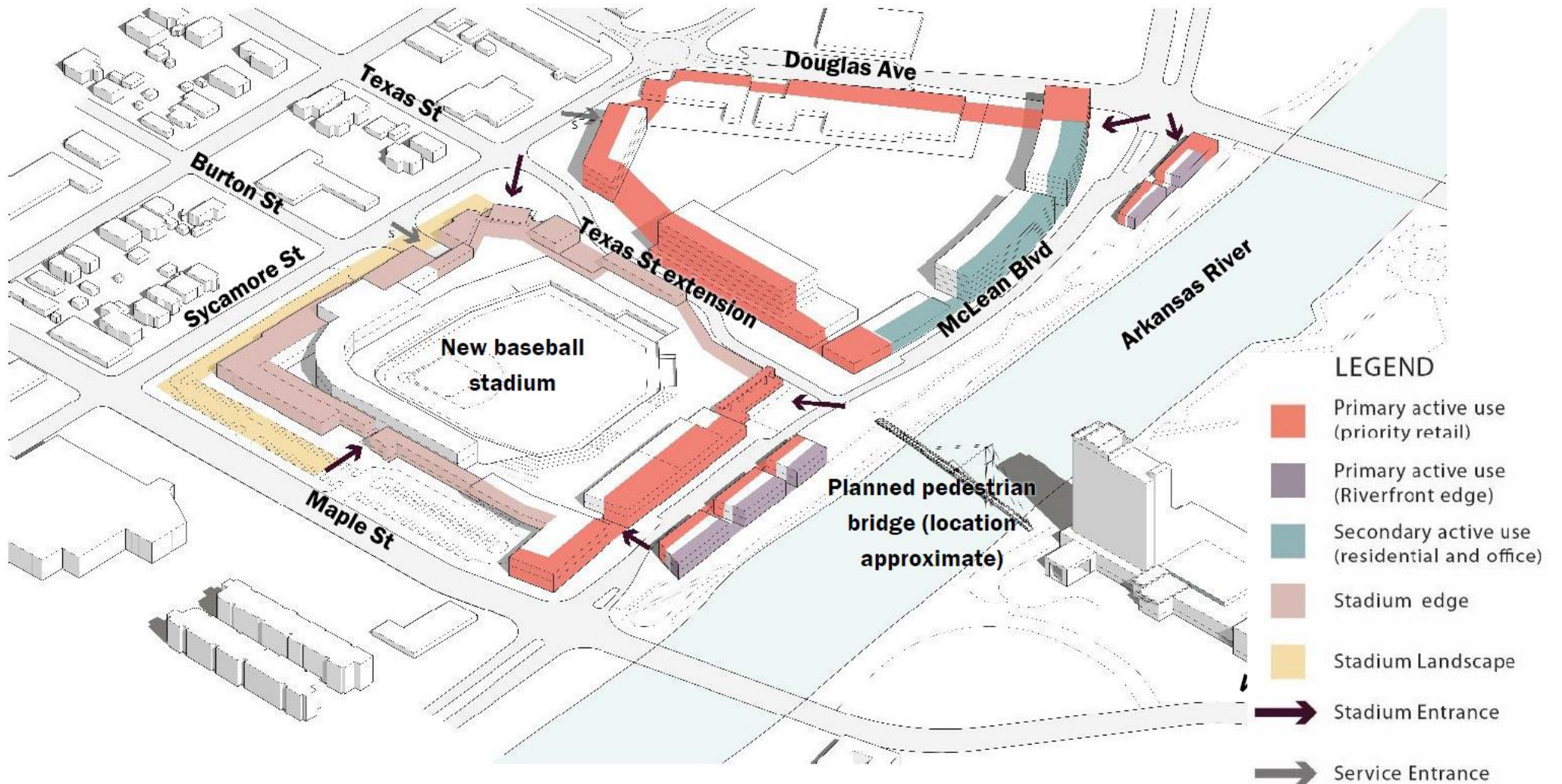
**View from Delano Clock
Tower south along
Sycamore Street toward
stadium site, today**



**View from Delano Clock
Tower south along
Sycamore Street toward
stadium site, future**



BVMP – Edges




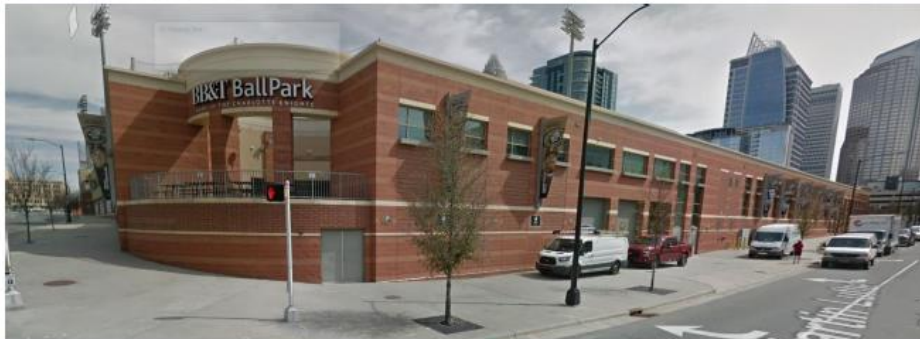
BVMP – Precedents: Active Edges




BVMP – Precedents: Secondary Active



BVMP – Precedents: Stadium Edges

BVMP – Precedents: Parking Edges



BVMP – Precedents: Signs



BVMP – Precedents: Active Edges



Process Moving Forward

- February 5 Delano Plan Advisory Committee (DPAC) reviews Delano Plan
- February 7 Advance Plans Committee reviews BVMP
- February 11 Delano neighborhood groups review Delano Plan
- February 19 DPAC makes recommendation on Delano Plan
- March 4 DAB IV & VI review Delano Plan
- March 21 MAPC considers Delano Plan
- April 23 City Council considers Delano Plan
- May 22 County Commission considers Delano Plan

Other Business



Public Comment



THANK YOU



Next Meeting February 19th at 3:30 pm